

**Zoning Board of Appeals Minutes
May 8, 2006**

Present: David Perry, Joe Daigle Terry Girouard,
4
Anderson and Donna Brooks

Hearing: #06-
Cheryl

Continued

Absent: Gil Carreiro

Time: 7:36pm

Clerk: Joe Daigle

1. Discuss decision letter on #06-5
 - A. Motion made by Donna to Amend letter.
 - B. Second by Joe
 - C. Discussion
 - D. **Vote: No Favor – Motion Not Accepted**
2. Discuss Minutes from 03 May 06.
 - A. Donna requests 15 – A. 5. be *Amended*
To Read: **“That it is Common to need a Sales Area:
(not need a Sales Area)**
 - B. Donna request that 16 be *Amended*
To Read: **A Unanimous Vote.**
 - C. Motion made by Donna to *Amend*.
Second by Cheryl
 - D. **Vote: Unanimous.**
3. **Motion: to Accept Minutes as amended**
Second by: Cheryl
Vote: Unanimous.
4. Deliberation Continues at 7:55pm.
 - A. Motion on floor from 03 May 06:
 1. Donna’s amendment to Grant use variance with conditions.
 2. Second by Cheryl
 3. Discussion

HARDSHIP:

 1. Cheryl feels lack of space downtown for office to sell as resident is hardship.

2. Terry feels applicant should be Granted because it is not addressed in By-Law, plus dangers of the construction site.
 3. Joe's feeling on use and time discussed.
 4. Donna agrees with Board, but questions 5.1.
 - A. Discussed and determined 5.1 does not apply.
- B. INTENT:
1. Terry feels 40A/S. 10, allows because no By-Law exists for resident.
 2. Cheryl concurs with Terry and states.
 3. 3.24C allows non resident.

Interrupted deliberation by:

***Carmine Antidormi (abutter)
5 Log Cabin Road, Ashburnham***

- 1) Asked to speak, was told by David he could not!
 - 2) Walked out in Huff.
- C. Public Good and Neighborhood
1. Discussion: Abutters complaints (from notes) mostly Why is it taking so long to build.
 - A. Creating their own hardship.
 2. Cheryl: Limited, Temporary, Sales Traffic if going to one site (trailer) as opposed to all 17 homes.

CONDITIONS:

1. Trailer sided and skirted within 30 days after Final Approval and area landscaped to be aesthetically pleasing.
2. Hours of operation 8:00am to 8:00pm, Monday thru Friday; 9:00am – 5:00pm Weekends and Holidays.
3. Toilets separate from construction crew and camouflaged so as not to be in plain view and properly maintained.
4. Site to be maintained to be neat and orderly – clear of debris.
5. Time frame to be reviewed one year after approval.
6. Restoration of land after removal of trailer to better than prior condition.
7. Removal of trailer upon completion of project.

VOTE at 9:30pm – Unanimous to Grant.

Motion to adjourn meeting by: Donna
Second: Cheryl
Vote: Unanimous

Respectfully submitted,
Joseph Daigle
Acting Clerk